PLANNED DEVELOPMENT ZONING

FOR

EVERGREEN VALLEY COLLEGE MIXED USE

A MIXED USE DEVELOPMENT BY REPUBLIC EVERGREEN LLC

AS ESTABLISHED IN ORDINANCE _____, ESTABLISHING A PLANNED DEVELOPMENT DISTRICT

TABLE OF CONTENTS

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	660-21-016, 022, 023
PROJECT ADDRESS/LOCATION:	4750 SAN FELIPE ROAD, NORTH OF YERBA BUENA ROAD
PRIOR APPROVALS:	GP16-007, AD16-337, AD14-689, AD11-129, AD09-1015, AD09-684, AD09-221, AD08-1086, CP05-011, AD03-1033, AD02-888, CP97-061, CP96-096
EXISTING GENERAL PLAN DESIGNATION:	NEIGHBORHOOD COMMUNITY COMMERCIAL
EXISTING ZONING DESIGNATION:	R-1-5
PROPOSED USE:	MEDICAL OFFICE BUILDING, SENIOR CARE FACILITY
GROSS SITE AREA: RIGHT-OF-WAY DEDICATION: NET SITE AREA:	±12.9 AC ±0.0 AC ±12.9 AC
PROPOSED DENSITY:	±295,000 SF GROSS BUILDING AREA ±562,360 SF SITE AREA (NET) ±0.53 FAR
REQUIRED PARKING:	ASSISTED LIVING: 1 PER FIRST 6 CLIENT BEDS, PLUS 1 ADDITIONAL SPACE FOR UP TO 4 CLIENT BEDS, PLUS 1 SPACE FOR EACH EMPLOYEE MEDICAL OFFICE BUILDING: 1 SPACE / 250 SF NET FLOOR AREA
PROPOSED PARKING OR PARKING RATIO:	520 SPACES MEDICAL OFFICE BUILDING (1/250 SF GROSS FLOOR AREA) 120 SPACES ASSISTED LIVING
CONSTRUCTION SCHEDULE: START DATE: COMPLETION DATE:	 TBD TBD

PROJECT DESCRIPTION

PLANNED DEVELOPMENT REZONING FROM LOW DENSITY RESIDENTIAL (R-1-5) ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF UP TO 130,000 SF OF MEDICAL OFFICE BUILDING AND AN ASSISTED LIVING FACILITY WITH UP TO 210 ROOMS/225 BEDS AND ANCILLARY PARKING LOTS ON A 12.7 GROSS ACRE SITE.

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-___

EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION
△		
△		
△		
△		
△		

PROJECT NO:	4328.00
CAD DWG FILE:	432800TS.DWG
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

TITLE SHEET

1.0

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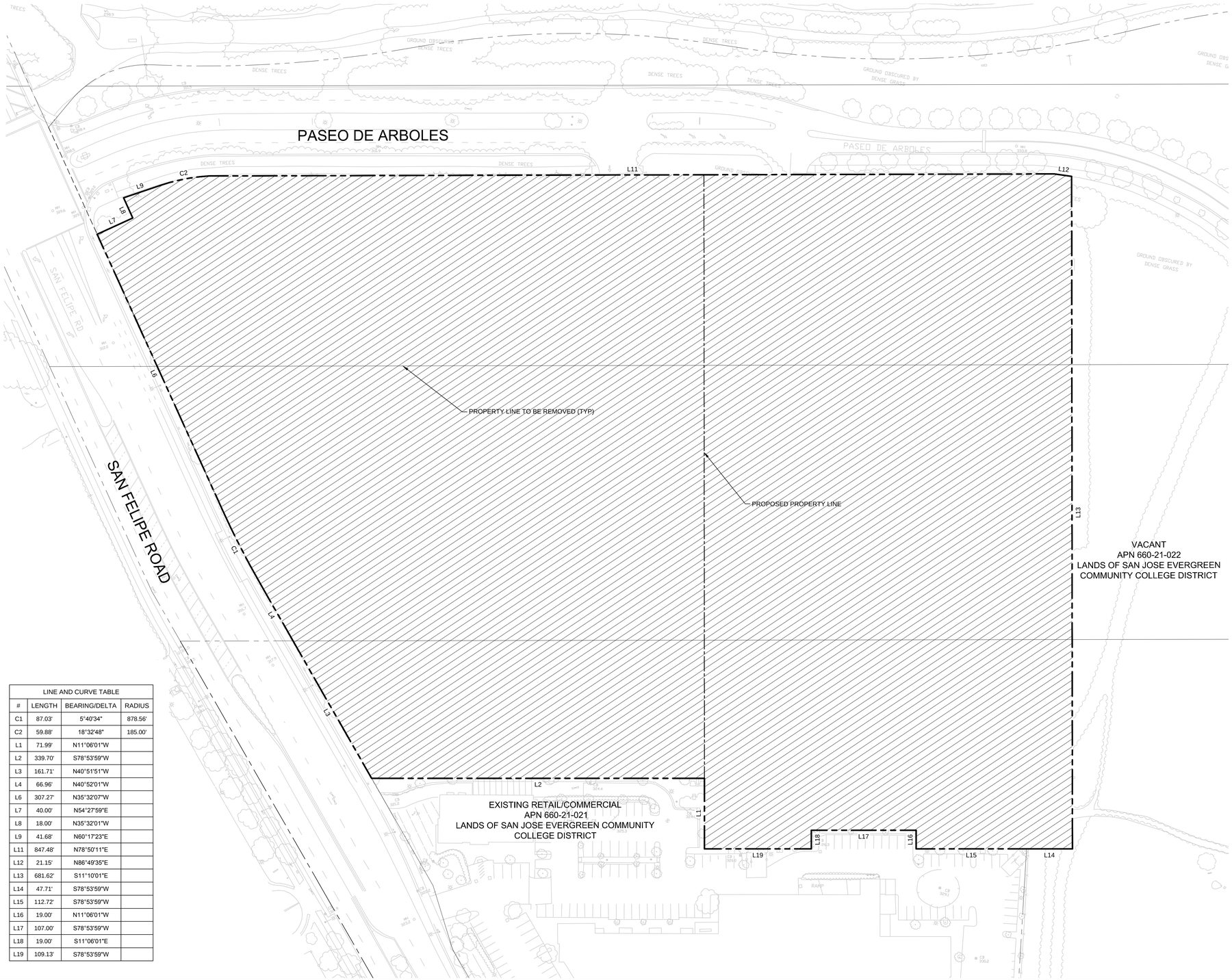

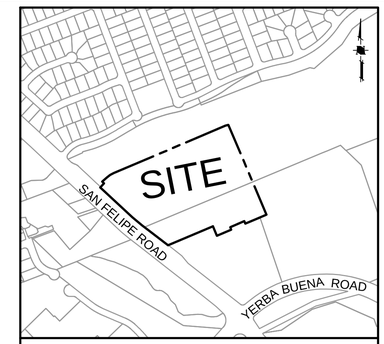

VICINITY MAP
SCALE 1" = 500'

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- EASEMENT

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	ALL PERMITTED, CONDITIONAL AND SPECIAL USES OF THE COMMERCIAL NEIGHBORHOOD ZONING DISTRICT.	±12.9 AC	100%
	GROSS SITE AREA:	±12.9 AC	100%

DENSITY

±295,000 FLOOR AREA / 12.9 ACRES (NET) = ± 0.53 FAR

LINE AND CURVE TABLE			
#	LENGTH	BEARING/DELTA	RADIUS
C1	87.03'	5°40'34"	878.56'
C2	59.88'	18°32'48"	185.00'
L1	71.99'	N11°06'01"W	
L2	339.70'	S78°53'59"W	
L3	161.71'	N40°51'51"W	
L4	66.96'	N40°52'01"W	
L6	307.27'	N35°32'07"W	
L7	40.00'	N54°27'59"E	
L8	18.00'	N35°32'01"W	
L9	41.68'	N60°17'23"E	
L11	847.48'	N78°50'11"E	
L12	21.15'	N86°49'35"E	
L13	681.62'	S11°10'01"E	
L14	47.71'	S78°53'59"W	
L15	112.72'	S78°53'59"W	
L16	19.00'	N11°06'01"W	
L17	107.00'	S78°53'59"W	
L18	19.00'	S11°06'01"E	
L19	109.13'	S78°53'59"W	

0 25 50 100

1 INCH = 50 FEET

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-___

EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800LU.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	1" = 50'

LAND USE PLAN

2.0

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DEVELOPMENT STANDARDS

TO BE DETERMINED

ENVIRONMENTAL MITIGATION

TO BE DETERMINED

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C'
PDC17-___
EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO:	4328.00
CAD DWG FILE:	432800LU.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

LAND USE PLAN

2.1

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RESIDENTIAL

RESIDENTIAL

TO RESIDENTIAL NEIGHBORHOODS

EVERGREEN CREEK TRAIL

CONNECTION TO YERBA BUENA TRAIL

PEDESTRIAN CONNECTION TO EVERGREEN CREEK TRAIL

PASEO DE ARBOLES

GREEN BELT

PEDESTRIAN CONNECTION TO THOMPSON CREEK TRAIL

ASSISTED LIVING

MEDICAL OFFICES

CORRIDOR GATEWAY

PLAZA

FUTURE DEVELOPMENT

EVERGREEN COLLEGE CAMPUS

CORRIDOR GATEWAY

PEDESTRIAN CONNECTION TO EXISTING RETAIL CENTER

NEW ROAD CONNECTING SAN FELIPE ROAD TO EVERGREEN COLLEGE

EXISTING RETAIL CENTER

FUTURE DEVELOPMENT

SAN FELIPE ROAD

FUTURE ROAD CONNECTING TO YERBA BUENA ROAD

YERBA BUENA ROAD

GRAPHIC SCALE

75 150 300 600

(IN FEET)

GRAPHIC SCALE

0 50 100 200 400

(IN FEET)

N

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: Architecture
: Planning
: Urban Design

: 304 12th Street, Suite 2A
: Oakland, California 94607
: (510) 451 - 2850

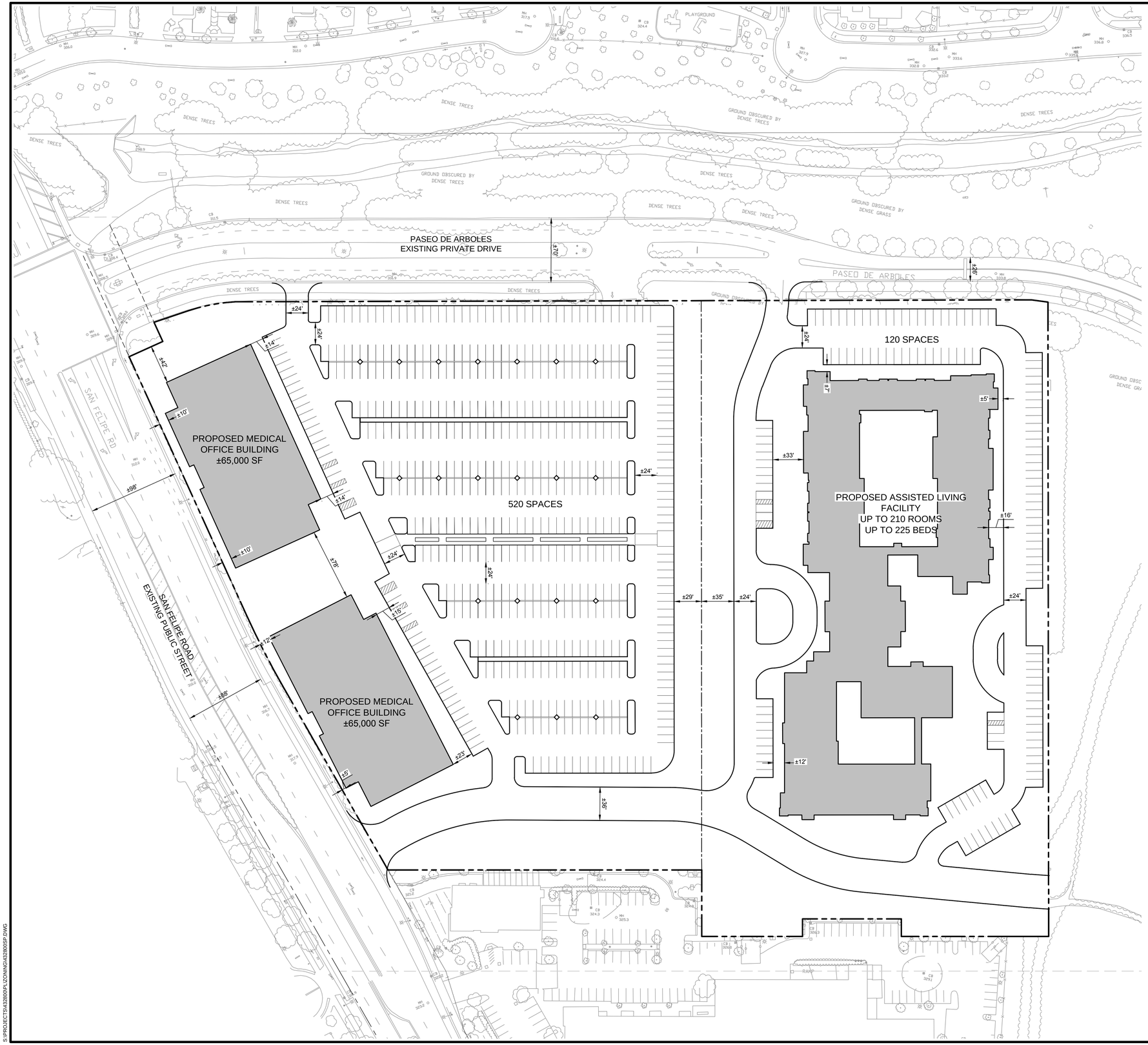
GENERAL DEVELOPMENT PLAN EXHIBIT 'C'
PDC17-____
EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	13023
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 19, 2017
SCALE:	1"=100'

Conceptual Masterplan

3.0



LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
RIGHT-OF-WAY	
EASEMENT	

NOTES

1. THIS SITE PLAN AND PROJECT BOUNDARY IS BASED ON RECORD INFORMATION AND A CONCEPTUAL ARCHITECTURAL SITE PLAN AND IS SUBJECT TO CHANGE AND REVISION.

0 25 50 100

1 INCH = 50 FEET

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-___

EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800SP.DWG
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

CONCEPTUAL SITE PLAN

3.1

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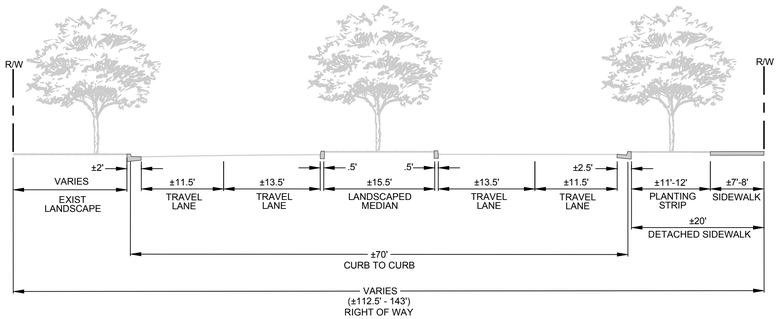
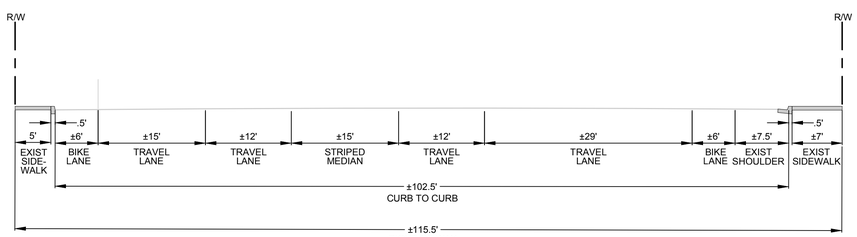


B PASEO DE ARBOLES
NTS



A SAN FELIPE ROAD
NTS

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-___

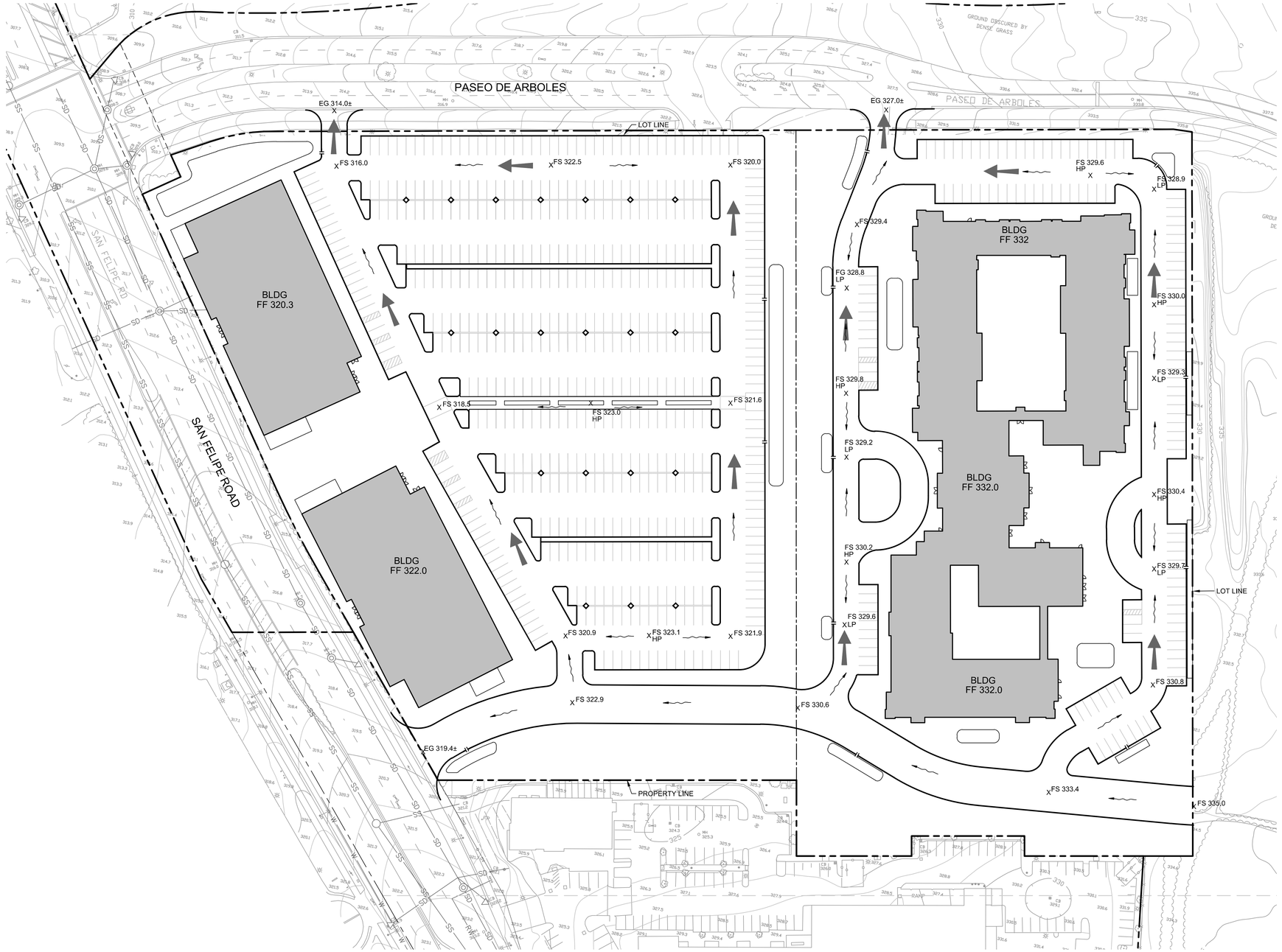
EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800SP-3.1.DWG
DESIGNED BY:	NDF
DRAWN BY:	NDF
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

STREET SECTIONS

3.2



LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	◉
STORM DRAIN MANHOLE (EXISTING)	◎
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□
CURB CUT	⊣⊢
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	

0 25 50 100

1 INCH = 50 FEET

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EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800GP.DWG
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

CONCEPTUAL GRADING AND DRAINAGE PLAN

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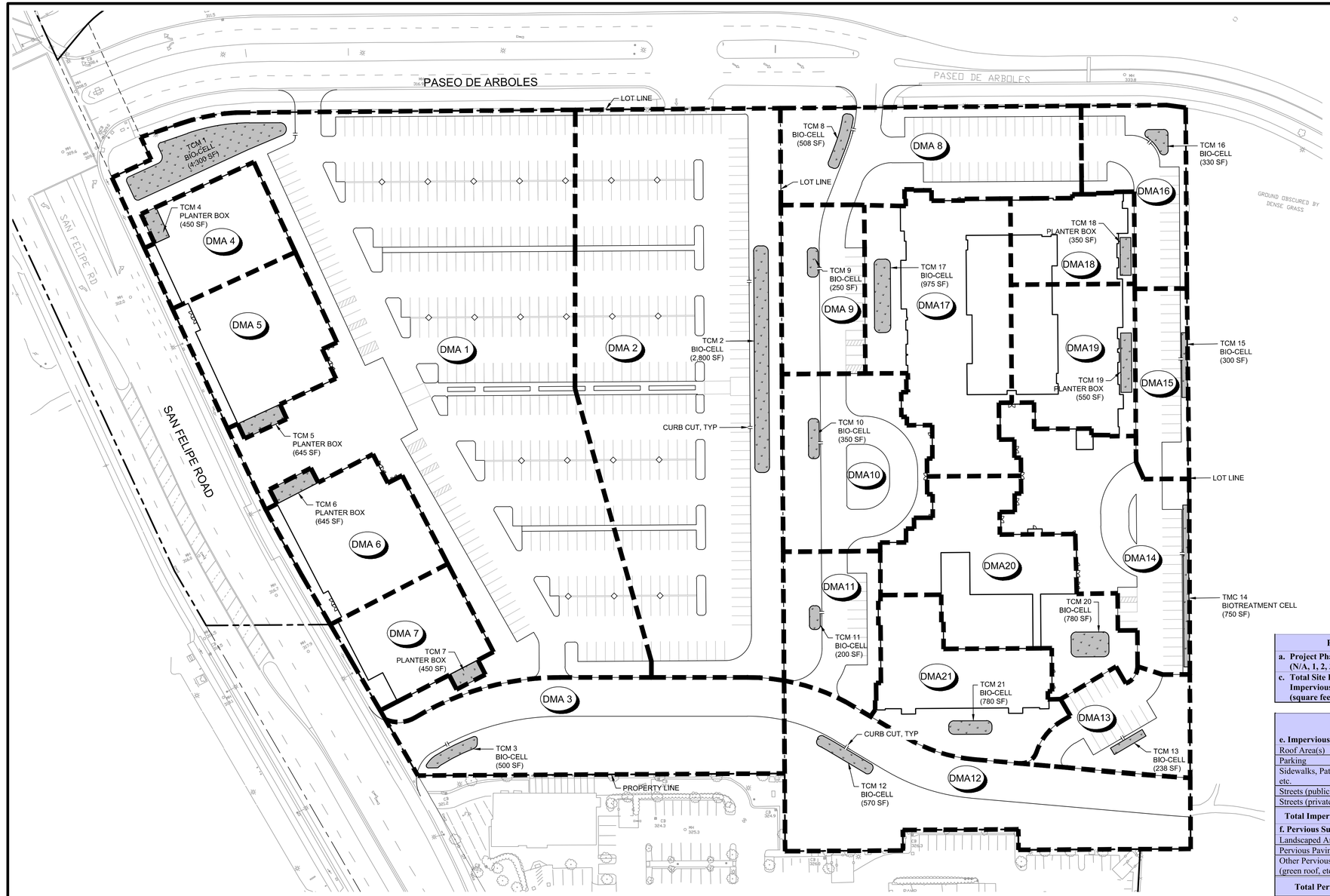

LEGEND

PROJECT BOUNDARY

CURB CUT

TREATMENT CONTROL MEASURE
(SEE PLANS FOR TYPE)

DRAINAGE MANAGEMENT AREA — DMA

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

a. Project Phase Number (N/A, 1, 2, 3, etc.):		**b. Total Site (acres):**	12.91
c. Total Site Existing Impervious Surfaces (square feet):	234,528	**d. Total Area of Site Disturbed (acres):**	12.91

e. Impervious Surfaces	**Existing Condition of Site Area Disturbed (square feet)**	**Proposed Condition of Site Area Disturbed (square feet)**	
		Replaced[1]	**New[2]**
Roof Area(s)	82,900	82,900	40,731
Parking	145,287	145,287	95,368
Sidewalks, Patios, Driveways, etc.	6,341	6,341	22,439
Streets (public)			
Streets (private)			
Total Impervious Surfaces:	**e.1:** 234,528	**e.2:** 234,528	**e.3:** 158,538
f. Pervious Surfaces			
Landscaped Areas	327,955	169,417	0
Pervious Paving			
Other Pervious Surfaces (green roof, etc.)			
Total Pervious Surfaces:	**f.1:** 327,955	**f.2:** 169,417	**f.3:** 0

g. Total Proposed Replaced + New Impervious Surfaces (e.2 + e.3):	393,066
h. Total Proposed Replaced + New Pervious Surfaces (f.2 + f.3):	169,417

i. Percent of Replacement of Impervious Area in redevelopment projects (e.2 ÷ c x 100):	100 %

Table Footnotes:

[1]**Proposed Replaced Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing impervious surface.

[2]**Proposed New Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing pervious surface.

0 25 50 100

1 INCH = 50 FEET

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-___

EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800SW.DWG
DESIGNED BY:	MC
DRAWN BY:	XXX
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

CONCEPTUAL STORMWATER CONTROL PLAN

5.0

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TREATMENT CONTROL SUMMARY TABLE

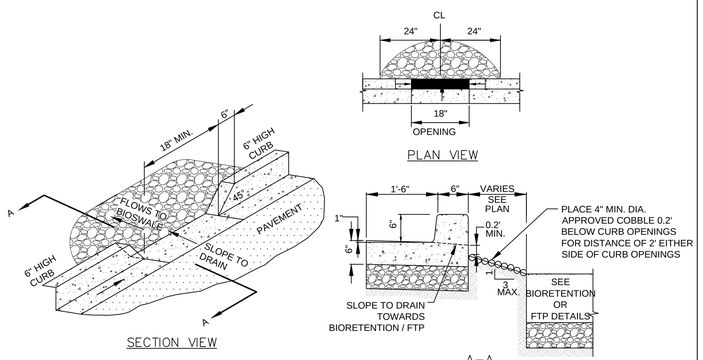
Area	TCM #	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Requied (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cratridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Location
1	1*	Bio-retention	131,684	103,387	28,297	4,135	4,300	Lined	-	-	-	-	-	-	-	-	-	-
2	2*	Bio-retention	91,026	69,767	21,259	2,791	2,800	Unlined	-	-	-	-	-	-	-	-	-	-
3	3*	Bio-retention	29,747	12,275	17,472	491	500	Unlined	-	-	-	-	-	-	-	-	-	-
4	4*	Planter Box	11,208	10,209	999	408	450	Lined										
5	5*	Planter Box	15,512	13,361	2,151	534	645	Lined	-	-	-	-	-	-	-	-	-	-
6	6*	Planter Box	15,450	13,361	2,089	534	645	Lined										
7	7*	Planter Box	11,060	10,209	851	408	450	Lined	-	-	-	-	-	-	-	-	-	-
8	8*	Bio-retention	24,169	12,572	11,597	503	508	Unlined	-	-	-	-	-	-	-	-	-	-
9	9*	Bio-retention	12,092	5,870	6,222	235	250	Unlined	-	-	-	-	-	-	-	-	-	-
10	10*	Bio-retention	20,564	8,226	12,338	329	350	Unlined	-	-	-	-	-	-	-	-	-	-
11	11*	Bio-retention	11,935	4,844	7,091	194	200	Unlined	-	-	-	-	-	-	-	-	-	-
12	12*	Bio-retention	33,930	14,105	19,825	564	570	Unlined	-	-	-	-	-	-	-	-	-	-
13	13*	Bio-retention	11,171	5,605	5,566	224	238	Unlined	-	-	-	-	-	-	-	-	-	-
14	14*	Bio-retention	24,266	18,306	5,960	732	750	Unlined	-	-	-	-	-	-	-	-	-	-
15	15*	Bio-retention	8,520	6,735	1,785	269	300	Unlined	-	-	-	-	-	-	-	-	-	-
16	16*	Bio-retention	12,111	7,743	4,368	310	330	Unlined	-	-	-	-	-	-	-	-	-	-
17	17*	Bio-retention	29,916	24,291	5,625	972	975	Lined	-	-	-	-	-	-	-	-	-	-
18	18*	Planter Box	9,396	8,390	1,006	336	350	Lined										
19	19*	Planter Box	15,125	13,148	1,977	526	550	Lined										
20	20*	Bio-retention	25,287	18,802	6,485	752	780	Lined										
21	21*	Bio-retention	18,314	11,860	6,454	474	480	Lined										

*Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

**Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an exisiting roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

***DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatement area of DMA XX.

EQ-1 is not required to be treated as it is [insert reason here]



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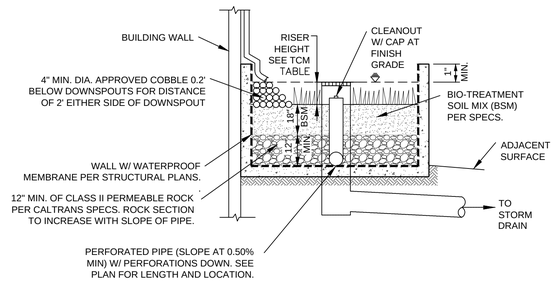
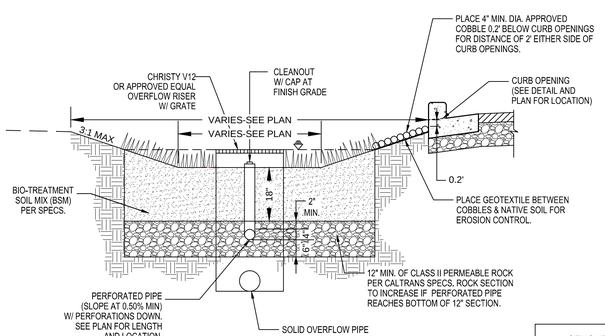


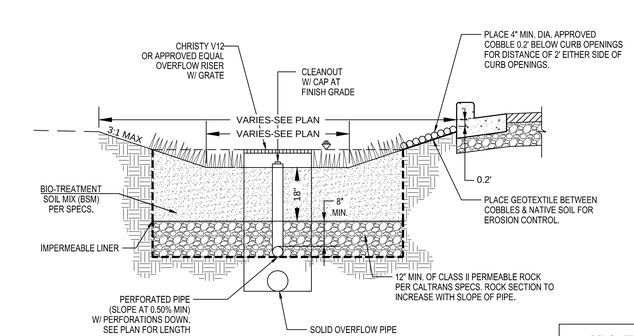
SIZING METHODS: FLOW-COMBO 4%

3 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



SIZING METHOD: 4%

1 BIORETENTION BASIN W/O LINER N.T.S.



SIZING METHODS: 4%

2 BIORETENTION BASIN W/ LINER N.T.S.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-___

EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800SW.DWG
DESIGNED BY:	MC
DRAWN BY:	XXX
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

CONCEPTUAL STORMWATER CONTROL PLAN DETAILS

5.1

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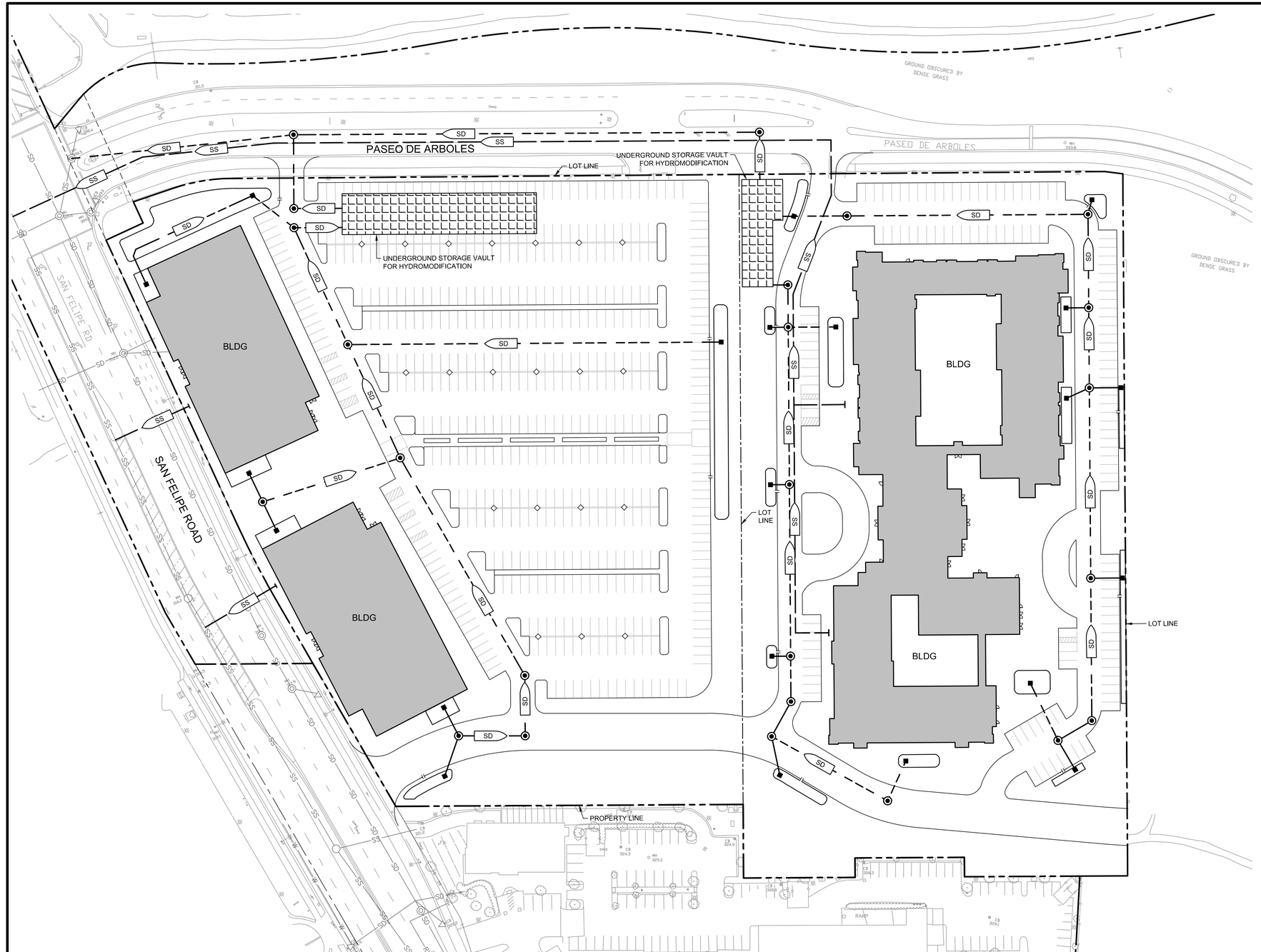

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	◉
STORM DRAIN MANHOLE (EXISTING)	◎
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□

0 25 50 100

1 INCH = 50 FEET

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C' PDC17-____

EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800HM.DWG
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	NOT TO SCALE

CONCEPTUAL UTILITY AND HYDROMODIFICATION PLAN

6.0

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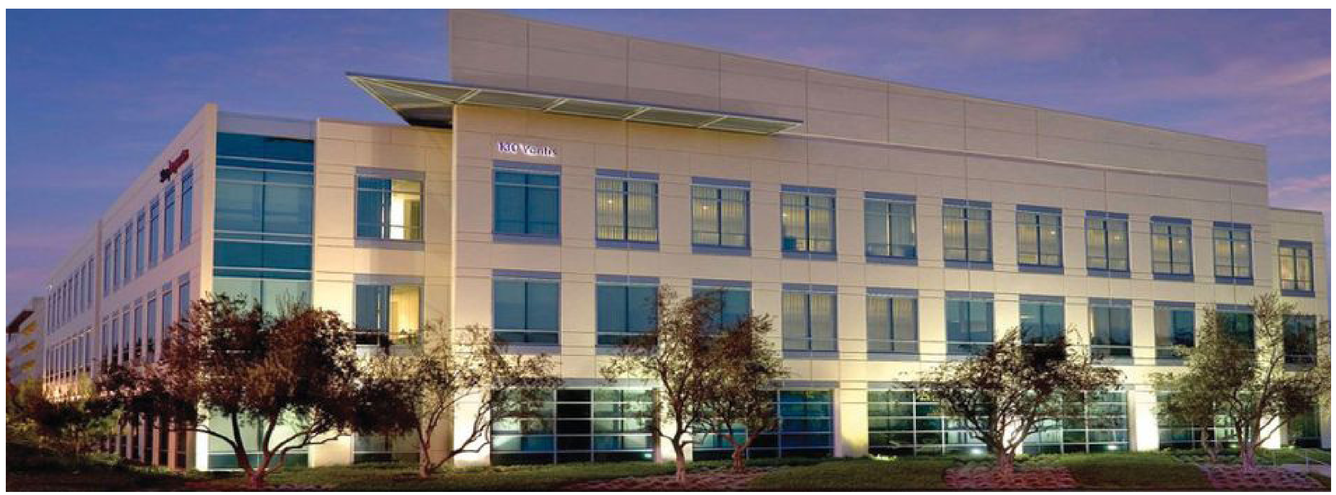
MEDICAL OFFICE BUILDING



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: (510) 451 - 2850

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'
PDC17-___
EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	13023
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 19, 2017
SCALE:	

Architectural Images: Medical Office Building

7.1

ASSISTED LIVING

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C'
PDC17-____
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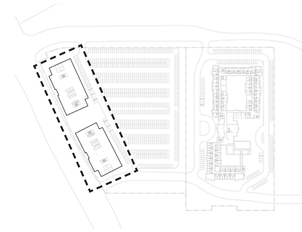
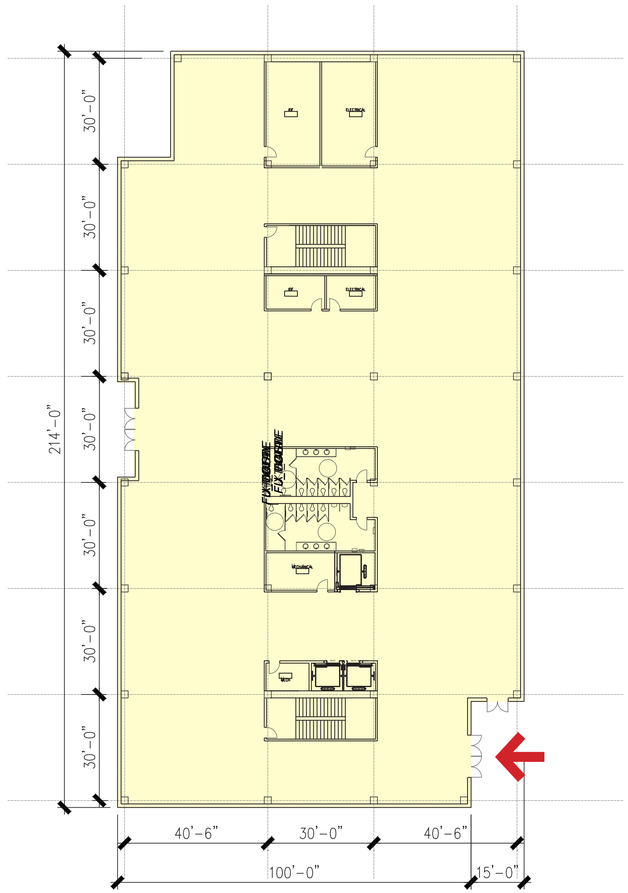
PROJECT NO:	13023
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 19, 2017
SCALE:	

Architectural Images: Assisted Living

7.2

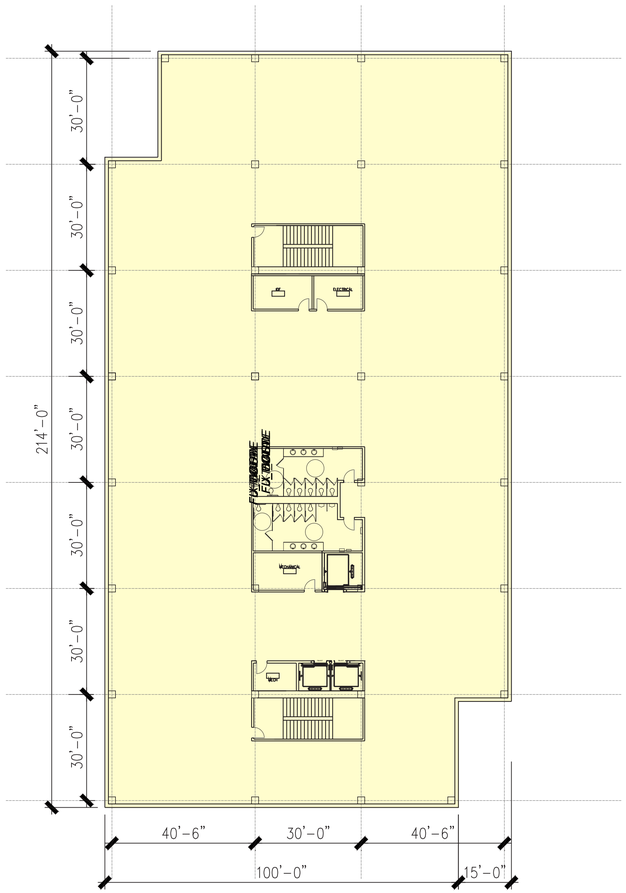


NOTE: IDENTICAL MEDICAL OFFICE BUILDINGS

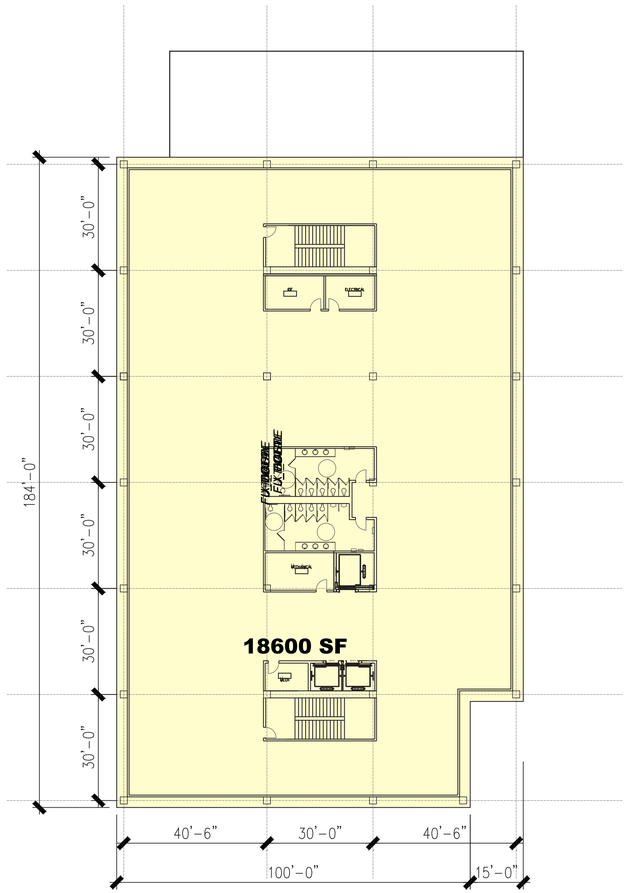


23500 SF

FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)

N

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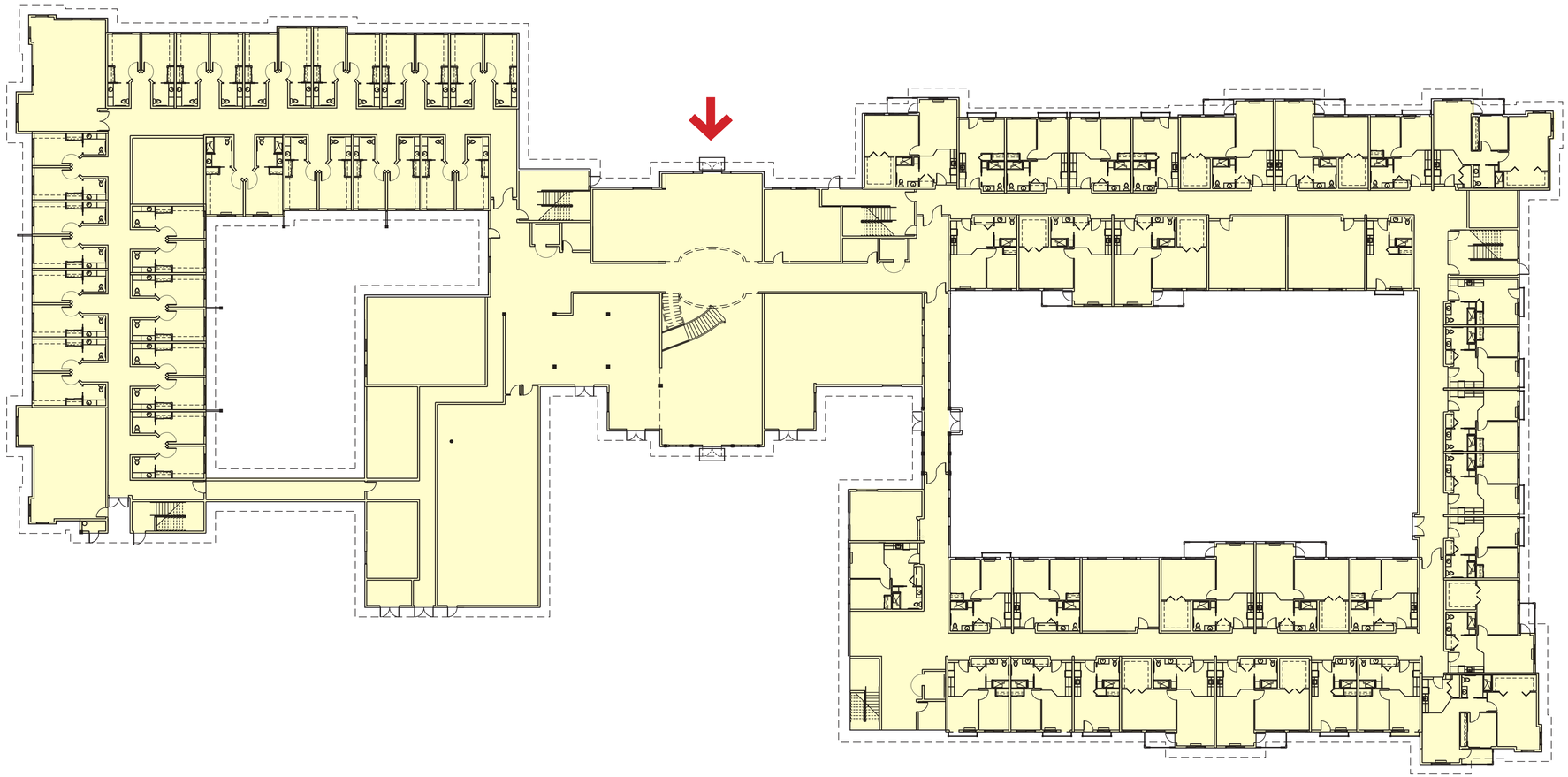
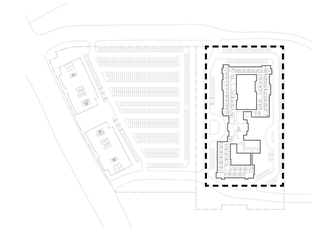
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 19, 2017
SCALE:	1"=20'

Floor Plans: Medical Office Building

9.1





LEVEL 1
(3-LEVEL BUILDING)

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)

N

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EVERGREEN VALLEY COLLEGE MIXED USE

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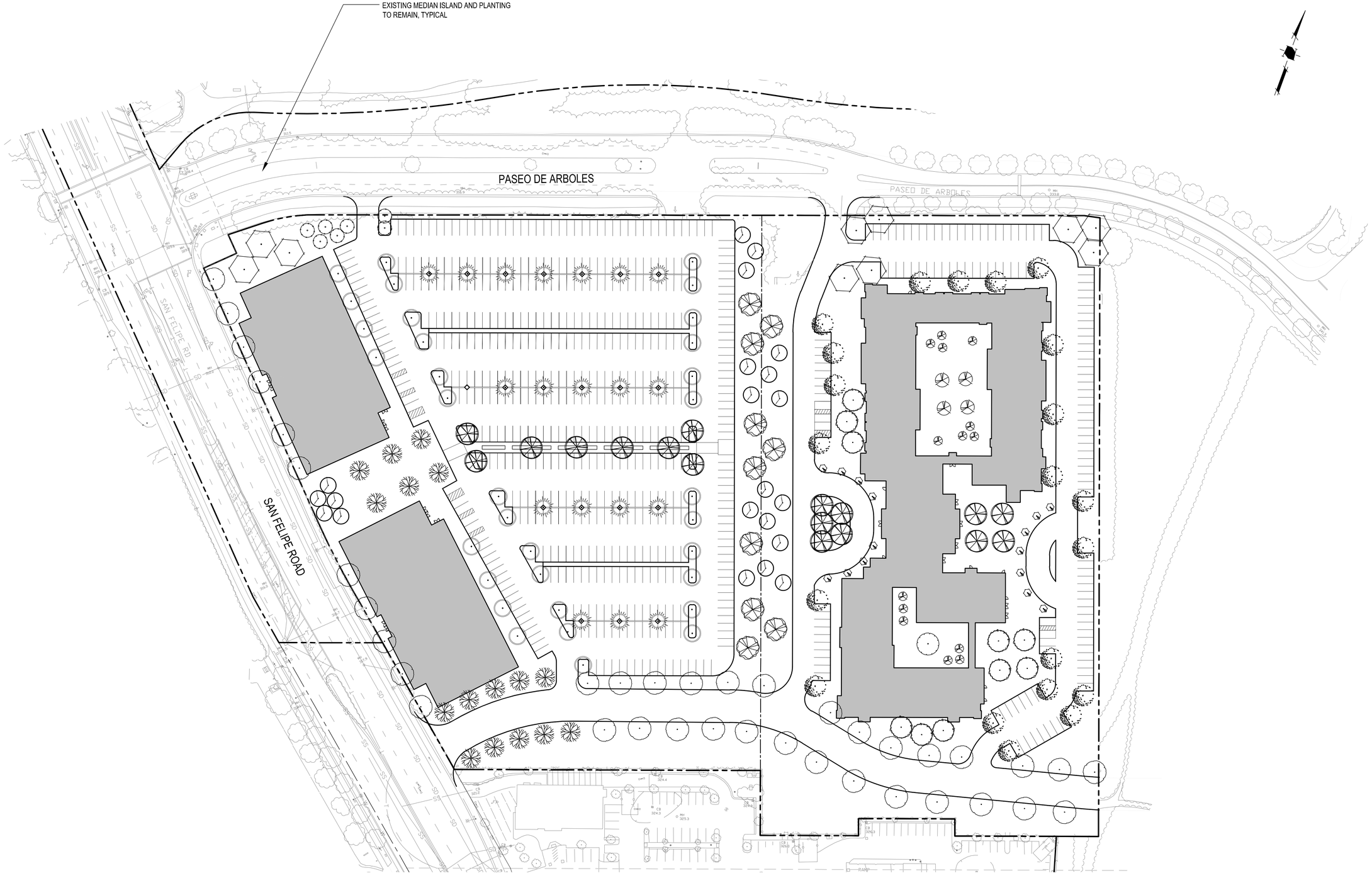
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 19, 2017
SCALE:	1"=20'

Floor Plans: Assisted Living

9.2



GRAPHIC SCALE

50 0 25 50 100 200

(In Feet)
1 inch = 50 feet

NOTES:
1. SEE SHEET 10.2 FOR PLANTING LEGEND.
2. SEE SHEET 10.3 FOR CONCEPT IMAGES.
3. SEE SHEET 10.3 FOR PLANTING DETAILS.

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EVERGREEN VALLEY COLLEGE MIXED USE

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DESIGNED BY:	
DRAWN BY:	BG
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	1" = 50'

CONCEPTUAL LANDSCAPE PLAN

10.1

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PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	DESCRIPTION	WULCOLS
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GALLON	FALL FOLIAGE	M
	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	15 GALLON	STRIKING RED COLOR	M
	ACER RUBRUM	MAPLE	15 GALLON	FALL FOLIAGE	M
	ARBUTUS 'MARINA'	MARINA ARBUTUS	15 GALLON	STANDARD	L
	CEDRUS ATLANTICA 'GLAUCA PENDULA'	WEEPING BLUE ATLAS CEDAR	24" BOX	DARK GREEN COLOR	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	GREEN LEAVES	L
	ERIOBOTRYA JAPONICA	BRONZE LOQUAT	24" BOX	OVAL GREEN LEAVES	L
	GINKGO BILOBA 'BLAGON'	GOLDEN SPIRE GINKGO TREE	24" BOX	PYRAMID SHAPE	M
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GALLON	WHITE FLOWERS	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	WHITE FLOWERS	L
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	24" BOX	NARROW LANCE LEAVES	L
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	STANDARD	M
	PYRUS KAWAKAMII	EVERGREEN PEAR	15 GALLON	WHITE FLOWERS	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	DARK GREEN LEAVES	L
	QUERCUS DOUGLASII	BLUE OAK	48" BOX	LEATHERY GREEN LEAVES	L
	ZELKOVA SERRATA	ZELKOVA	24" BOX	YELLOW TO RED FALL COLOR	L

VINES

	CAMPSIS RADICANS	TRUMPET VINE	1 GALLON	LARGE FLOWERS	M
	JASMINUM POLYANTHUM	PINK JASMINE	1 GALLON	FRAGRANT FLOWERS	M
	PASSIFLORA CAERULEA	BLUE PASSION VINE	1 GALLON	LARGE FLOWERS	M

PROPOSED PLANT PALETTE

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	DESCRIPTION	WULCOLS
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GALLON	BLUE GREEN LEAVES	L
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW	1 GALLON	RED FLOWERS	L
	ATHYRIUM NIPONICUM PICTUM	JAPANESE PAINTED FERN	1 GALLON	PURPLE GREEN LEAVES	M
	BULBINE FRUTESCENS	BULBINE	1 GALLON	YELLOW AND ORANGE FLOWERS	L
	BUXUS MICROPHYLLA JAPONICA 'MORRIS DWARF'	JAPANESE BOXWOOD	1 GALLON	HEDGE	M
	CALAMAGROSTIS X ACTUFILORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	TALL GRASS	L
	CAREX OSHIMENSIS 'EVERGOLD'	VARIEGATED JAPANESE SEDGE	1 GALLON	YELLOW GREEN LEAVES	M
	CISTUS X HYBRIDUS	WHITE ROCK ROSE	1 GALLON	WHITE FLOWERS	VL
	CORNUS STOLINIFERA	DOGWOOD	1 GALLON	RED BARK	L
	DASYLYIRION WHEELERI	SPPON YUCCA	1 GALLON	GRAY GREEN LEAVES	M
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	1 GALLON	PURPLE FLOWERS	L
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	1 GALLON	YELLOW GREEN LEAVES	M
	IMPERATA CYLINDRICA 'RUBRA'	JAPANESE BLOOD GRASS	1 GALLON	RED TIP GRASS	H
	LEUCADENDRON 'RED GEM'	RED GEM CONEBUSH	1 GALLON	RED LEAVES	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	GRASS	L
	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1 GALLON	YELLOW GREEN LEAVES	L
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GALLON	BLACK GRASS	M
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GALLON	YELLOW FLOWERS	L
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	WHITE-PINK FLOWERS	L
	SALVIA MELLIFERA	BLACK SAGE	1 GALLON	WHITE-PINK FLOWERS	L

GROUND COVERS

LIRIOPE MUSCARI 'SILVERY SUNPROOF'	VARIEGATED TURF LILY	1 GALLON	VARIEGATED LEAVES	L
LOMANDRA X 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GALLON	GRASS	L
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	CREEPING MYOPORUM	1 GALLON	SPREADING NATURE	L
SESLERIA 'GREENLEE'	JOHN GREENLEE'S MOOR GRASS	1 GALLON	GRASS	L

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GENERAL DEVELOPMENT PLAN EXHIBIT 'C'
PDC17-___
EVERGREEN VALLEY COLLEGE MIXED USE

NO	DATE	DESCRIPTION

PROJECT NO:	4328.00
CAD DWG FILE:	432800CL.DWG
DESIGNED BY:	
DRAWN BY:	BG
CHECKED BY:	RTH
DATE:	APRIL 18, 2017
SCALE:	AS SHOWN

CONCEPTUAL PLANT PALETTE

10.2

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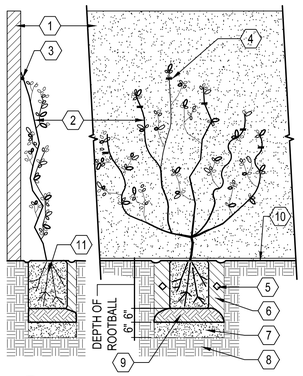
PLOTTED: 4/20/2017 3:40 PM

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

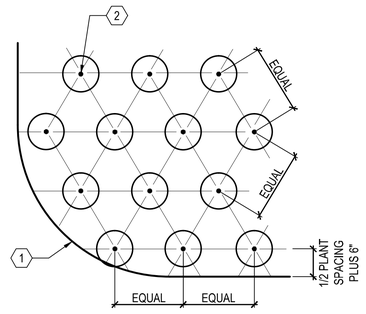


1. FENCE OR WALL
   VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISHED GRADE
11. ROOTBALL

C VINE PLANTING (WALL OR FENCE)
SCALE: 1"=1'-0"

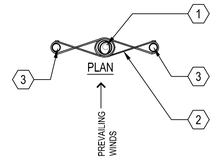
NOTES:
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. EDGE OF PLANTING AREA
2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.

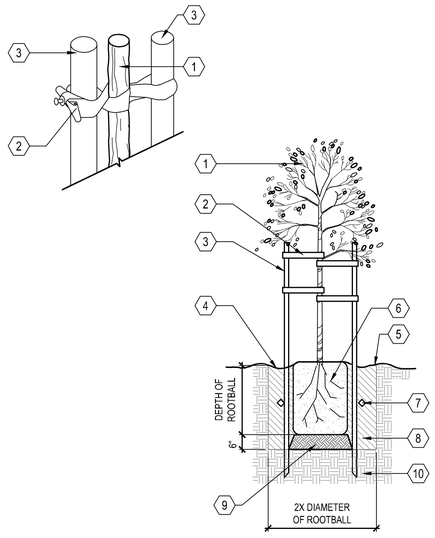


D GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.



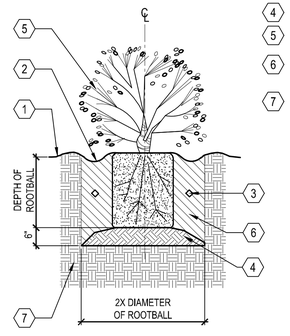
1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE



A TREE STAKING (DOUBLE)
SCALE: N.T.S.

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.

1. FINISHED GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. FOOT TAMP BASE
5. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



B SHRUB PLANTING
SCALE: NOT TO SCALE

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CHECKED BY:	RTH
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SCALE:	NOT TO SCALE

LANDSCAPE DETAILS AND CONCEPT IMAGES

10.3

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